

MINUTES  
MOUNT VERNON PLANNING AND ZONING COMMISSION  
June 11, 2014

The Mount Vernon Planning and Zoning Commission met June 11, 2014 at Mount Vernon City Hall Chambers with the following members present: Truman Jordan, Trude Elliott, Rich Hileman and Dick Peterson. Absent: Bill Micheel and Jenna Wischmeyer. Also in attendance: Zoning Administrator Matt Siders and Guy Booth. Meeting was called to order by Chairperson Truman Jordan at 6:31 p.m.

1. Approval of Agenda and December 3, 2013 and March 12, 2014 minutes. These documents stand approved unless otherwise indicated by Commission members.
2. Open Forum: each citizen limited to 5 minutes per discussion item.
3. Discussion and possible action on proposed demolition ordinance. This demolition ordinance was given to the commission by Guy Booth, who provided a written statement with the following information: "This ordinance has been worked on over the past couple of years by a committee appointed by Mayor Peterson as well as informal work by the Historic Preservation Commission and Slaton Anthony, while he was a Council member. The proposed ordinance is designed to have a person who desires to demolish a building in Mount Vernon to follow a procedure that would be similar to a person who desires to build a building in Mount Vernon. In other words, an application would need to be filed and there would be some review of the structure before a demolition permit would be granted. I believe that an early draft of this ordinance was shared both with Planning and Zoning and City Council. Over the last six months, the committee appointed by Mayor Peterson has worked on the language and has worked with Bob Hatala to review the language to see that it conforms with the language of the Mount Vernon Zoning Ordinances. We are at the point where we desire to have Planning and Zoning begin consideration of this proposal with the hopes that it will be approved by Planning and Zoning and recommended for consideration to City Council."

Hileman had concerns as to whether this would be within the scope of the duties, responsibilities and powers of the Planning and Zoning Commission. It does not appear to him to have anything to do directly with zoning matters, land usage. It has to do with general health and safety. Elliott felt that it did have something to do with "planning" and said that if it wasn't part of the Planning and Zoning process, that would have been raised by the City Attorney. Guy Booth said he suggested that it come

through Planning and Zoning merely because part of this ordinance does talk about usage of property and how a property has to be managed if a building is torn down, what the condition is. He said this gets into the zoning portion of it because you could have nuisance actions brought if someone doesn't clean up a demolition site. Jordan stated that part of the application process has to include plans about what you are going to use the land for. Hileman said that this was one of his complaints about it. He felt that someone should be able to tear down a building if it's not historical and have a bare lot. When it came time for someone to build on that lot they would comply with all of the building permit requirements. Booth said that having property be consistent with what is in a zoned area is important. Commission members then went through the ordinance and discussed items such as the permitting, timeline and review process, Historic Preservation's role in the process and whether this should be voted on by the Planning and Zoning Commission. Jordan stated that in light of the fact that a duly constituted committee has come forward to the Planning and Zoning Commission seeking to get a response, if Mr. Booth chooses to make revisions based on the discussions, at the next meeting of Planning and Zoning they will hold a public hearing and make a recommendation. All members were in agreement.

4. Zoning Administrator Report. Zoning Administrator, Matt Siders, said there was nothing out of the ordinary with building permits. There is one item that will be going to Board of Adjustment for a garage variance. There is a handicap walkway that was approved by Board of Adjustment on a temporary basis a couple of years ago that will need to be addressed due to the owner being deceased. Siders would like Planning and Zoning to address the zoning of the area of Lincoln Drive sometime in the future.
5. Old Business.
6. New Business.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,  
Marsha Dewell  
Administrative Assistant